LOT 54
HARBOR CONCOURSE PHASE 2
PB 8/162

AUSTIN GLENN M & PATRICIA L/E/
97286 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0054-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

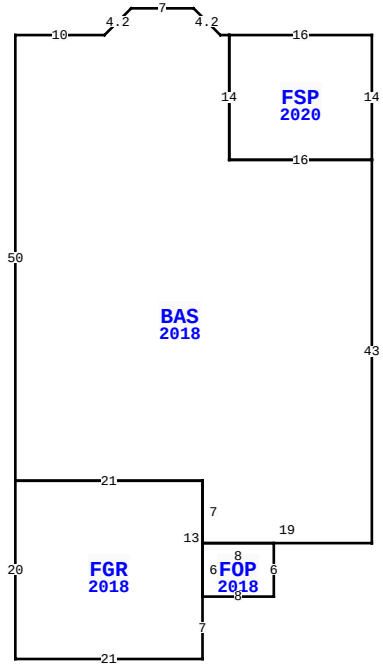
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100	2018	1,939	242,026
FGR	420	55	2018	231	28,833
FOP	48	30	2018	14	1,748
FSP	224	40	2020	90	11,234
TOTALS	2,631			2,274	283,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,274	122.5539	128.68	292,618	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2019 Heated Area: 1939 HX Base Yr 2019



97286 HARBOR CONCOURSE CIR, FERNANDINA BEACH

BLD DATE	03/30/2023	NW	LGL DATE		
XF DATE			LAND DATE	04/23/2025	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,839
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		368,839
SOH/AGL Deduction		110,041
ASSESSED VALUE		258,798
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		207,387
TOTAL JUST VALUE		368,839
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808668	CO ISSUED	0	12/17/2018
B1808668	NEW CONSTR	257,698	08/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	4/27/2026	CN	U	I	11	100

GRANTOR: AUSTIN PATRICIA & GLE
GRANTEE: VIRDIN AUSTIN GLENN

9999/9999	12/19/2018	CN	Q	I	01	269,700

GRANTOR: DREAM FINDERS HOMES L
GRANTEE: AUSTIN PATRICIA

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W16 BAS=[YR=2018] W1 U3 L3 W7 D3 L3 W10 S50 FGR=[YR=2018] S20 E21 N7 FOP=[YR=2018] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS